

City of Fitchburg Conservation Commission

DRAFT MEETING MINUTES TUESDAY, APRIL 24, 2007

COMMISSIONERS IN ATTENDANCE: Tom Starr, Chairman, Dave Brooks, Phil Chalifoux, Mike Donnelly, Harry Karis, John Koutonen

GUEST: Kevin Sanders

STAFF IN ATTENDANCE: Tim Smith, Mike O'Hara

CALL TO ORDER: Mr. Starr called the meeting to order at 6:05 p.m. in the Veteran's Room, First Floor, City Hall.

MISCELLANEOUS ITEMS

Quarry Lane/Wall St./Amiott St. drainage

Bob Donell, developer & Chris Deloge Whitman & Bingham present.

Q: was site built according to plan? Bob Donell: No.

Detention basin not holding water, what it was designed to do, but discharging thru subdrains out to basin in Wall Street and then over to Amiott St.

Discussion about cross-country drainage line installed in drainage easement over city land. Not much water is going through it.

Mr. Donnelly - subdrain is lower than the invert of pipe to drainage easement. Suggested lower the invert of this pipe to make it drain thru drainage easement.

Tom Chappel, 73 Amiott St. - no water until a year ago. drain was installed from Wall St. that discharges onto his land.

Barbara Neylon, 99 Wall St. - doesn't want more water going onto their lot from detention basin or replication area.

Discussion about replication area -- is on the approved plan, but can it be modified to get further away from Neylon's property or not installed at all.

Tim - suggest go back to original plan. Could have an independent outside review & have developer pay for it.

Possible to split drainage between Amiott & Wall Streets?

Whitman & Bingham to determine just what was installed & how it differs from plan.
Donnell stated he's willing to work to resolve drainage problems in area.

Will request site inspection from DEP who has Superseding Order of Conditions on the site.

PUBLIC HEARINGS

Notice of Intent - Brideau, 70 King St., two duplexes (*cont'd from 3-27-07*)

Dean Brideau & Chris Deloge present.

Discussion about drainage problems upstream needing to be addressed before making decision on this filing.

Discussion of purpose of swale between proposed dwellings. Chris: meant to compensate for filling of 4,000 s.f. wetland. May be better to leave out.

Hearing continued to May 29.

Notice of Intent - City of Fitchburg, Coolidge Park renovations

Nathan Mahonen, Hannigan Engineering presented proposed project. Will involve drainage improvements, replace driveway & parking areas, deep sump CBs, recharge through storm tech recharge basins. Parking area to the right of driveway off Pearl St. will not be stormwater detention area, but landscaping. Nathan will show landscaping details when site plan submitted.

Alternatives: no build, build as shown on plan, built with Low Impact Development

Nathan: possible to incorporate LID principles, rain gardens, etc. into project.
When he submits site plan he will list alternatives & costs.

Mike Donnelly: provide more shade trees, slow traffic down on driveway through site.

Hearing continued to May 29.

Notice of Intent - Bingham, 374 Fisher Rd., three driveways & dwellings

Chris Deloge & Mr. Bingham presented plan.

3 house lots. Small amount of grading for Lot 1 is in buffer zone, half of dwelling on lot 3 and the sewer extension in Fisher Road is in 100-foot buffer zone.

Tim will check it out.

Site meeting Sat. 5-12-07 8:00 a.m.

Hearing continued to May 29.

Request for Determination of Applicability - K & K Diversified, 471 Mechanic St.

Warren Ketola presented plan. Buying property from current owner.

Tim gave report. Suggested: deed reference to make future owners aware of wetland on property, monumentation delineating the wetland, install landscaping to discourage future dumping, remove junk on the property. Mr. Ketola agreed to do these items.

Motion made & seconded to issue negative determination with conditions as recommended in Tim's report. Vote unanimous.

Request for Determination of Applicability - Edgewater Development, Valley St.

Atty. Watts & Elijah Ketola presented plan. Preliminary plan had been before Planning Board. It had been suggested to file RDA to resolve issue of whether wetlands on property or not.

Tim presented his report. Concluded that it did not meet criteria for Isolated Land Subject to Flooding.

Suggested that applicant get P.E. report to confirm that it doesn't meet criteria in wetlands regulations (as spelled out in item #8 in Tim's report)

Public comment:

Lee Perrault, 221 Canton St.: if clogged basin is cleaned out, what will happen downstream?

Dave Clark, Councillor: Constituents had raised issue of water problem. Area has a history of water problems.

Tim explained process of filing RDA. It could be that area is wetlands but that ConCom does not have jurisdiction. Planning Board would have to make sure storm drainage is addressed during review of subdivision plan.

Hearing continued to May 29.

Notice of Intent - Viola, Mt. Elam Rd., dwelling

M/M Viola & Atty. Watts present. Their engineer could not make meeting.

Watts: grandfathered 10,000 sq. ft. lot on a 40-foot right of way.

Wetland delineation was done by Chuck Caron

Commission concerned with tight fit on lot -- not much room to wetland. Looks like limit of work about 5 feet to wetland at closest point. Commission concerned with preventing further alteration by homeowner.

Public comment:

Brenda Cormier, 461 Mt. Elam (next door) - Concerned that they're building 5 feet from wetland & entire project is within the 100-foot buffer. Concerned about possible runoff onto her property.

Site visit scheduled for Sat. 5-12 around 9:00 a.m.

Hearing continued to May 29

Notice of Intent - Wachusett Development - 41 Sheldon Street, building trade shops

Pat McCarty, P.E. Scott Morrison of Eco-Tec presented plans for four buildings consisting of "building trade shops". They will be condominium type.

Riverbank is pretty clearly delineated. "Historic mill complex" so exempt from rivers protection act.

Seeking permission to selectively clear invasive species along riverbank

Mike Donnelly: suggested locating buildings closer to West Street. Two buildings have their back to the river.

Pat: 20-foot setback is req'd

Tim project does not take advantage of proximity to river, underutilizes it.

Mike Donnelly: are there alternatives to this site layout? No.

Not required to show alternatives since Rivers Act doesn't apply.

Depth to groundwater is unknown.

Discussion about flood storage. Pat: as developed, the site will be in a situation better than as shown on 1991 FIRM with the old Fitchburg woolen mills were on the site. DEP has approved this idea -- was used at Home Depot in Leominster.

Hearing continued to May 29.

Notice of Intent - Seney, Lots 3, 4, 5 Ashby State Rd., three driveways

Chris McKenzie & Steve Seney presented plan.

Tim: good news -- applicant did a good job on other adjacent lots on Ashby State Rd.

bad news - there's a vernal pool on site, near telephone pole easement-- stay away from it w/ grading, stabilize soils around it ASAP.

However, he could not locate on the ground the site of the proposed work. Stake out corners of lot?

Chris: no testing was done in the area of the settling basins, like with other lots. He's assuming material gets better the further north you go - there's no outcrops of rock.

Hearing continued to May 29

OTHER ITEMS

Motion made & seconded to adjourn. Vote unanimous.

Meeting adjourned: 9:45 p.m.

Next meeting: May 29, 2007